



**TOWN OF LOS GATOS
DEVELOPMENT REVIEW
COMMITTEE REPORT**

**MINUTES OF THE DEVELOPMENT REVIEW COMMITTEE MEETING
APRIL 4, 2023**

The Development Review Committee of the Town of Los Gatos conducted a regular meeting on April 4, 2023, at 10:00 a.m.

ROLL CALL

Present: Jennifer Armer, CDD Planning; Robert Gray, CDD Building; Corvell Sparks, PPW Engineering; and Kenny Ip, SCCFD.

Absent: None.

MEETING CALLED TO ORDER AT 10:08 AM

VERBAL COMMUNICATIONS

- None.

CONSENT ITEMS

1. Approval of Minutes – [January 31, 2023](#)
2. Approval of Minutes – [March 14, 2023](#)

MOTION: **Motion by Corvell Sparks to approve the consent calendar. Seconded by Kenny Ip.**

VOTE: **Motion passed unanimously 4-0.**

PUBLIC HEARINGS

3. 17121 Pine Avenue
Architecture and Site Application S-23-001

Requesting Approval for Technical Demolition of an Existing Single-Family Residence, Construction of a New Single-Family Residence, and Site Improvements that May Require a Grading Permit on Property Zoned R-1:8. APN 529-20-052. Categorically Exempt Pursuant to CEQA Guidelines Section 15303: New Construction or Conversion of Small Structures.

PROPERTY OWNER: Jerome Bellotti

APPLICANT: Michael Metiu

PROJECT PLANNER: Ryan Safty

The project planner presented the staff report.

Opened Public Comment.

Jerome Bellotti, Owner

We had a conversation prior to the start of this meeting regarding the grading permit. We are asking for clarification on what is necessary to put into record at this point of time, for the process as part of the application or a revision of the application, so that another meeting is not necessary, and the project can move forward.

Jennifer Armer, Planning Manager

Asked staff to provide clarification as to whether the concerns from the applicant about the soils report requirement is covered by the current draft conditions of approval or if further modification needs to be made.

Corvell Sparks, Assistant Engineer

The conditions states that a soils report "may be" required, so the condition is okay to leave as is. A soils letter that was discussed earlier and agreed upon with the owner, is the easier way to go and could result in no soils report requirement. If in the future, the owner no longer wants to provide a soils letter, the alternative requirements are documented.

Jennifer Armer, Planning Manager

Would the letter be from a professional stating the structure as proposed and constructed can comply with regulations without requiring a further soils report?

Corvell Sparks, Assistant Engineer

Specifically, it is a letter from either a licensed geologist/geotech, or the civil engineer on the job stating that the latest design is adequate for the current soil conditions.

Jerome Bellotti, Owner

With this one condition, which is a “may be”, and with a letter forthcoming, will the project able to move forward?

Closed Public Comment.

Jennifer Armer, Planning Manager

Asked staff to clarify what an approval of this project today would allow and what the next steps in this process would be.

Ryan Safty, Project Planner

An approval from the Development Review Committee is followed by a 10-day appeal period. During the appeal period, revised plans addressing the conditions of approval can be submitted for the building permit application. One thing to clarify, in addition to the soils letter, grading quantities need to be provided so that Parks and Public Works can confirm that no grading permit will be required.

MOTION: **Motion by Corvell Sparks** to approve with the required findings and recommended conditions of approval with added language to Conditions of Approval 44 and 45, specifying that a soils letter stating that the latest design is adequate for the current soil conditions could address these conditions. **Seconded by Robert Gray.**

VOTE: Motion passed unanimously 4-0.

Appeal rights were recited.

OTHER BUSINESS

- None.

ADJOURNMENT

The meeting adjourned 10:21 a.m.

This is to certify that the foregoing is a true and correct copy of the minutes of the April 4, 2023 meeting as approved by the Development Review Committee.

Prepared by:

/s/ Jennifer Armer, AICP, Planning Manager